

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 10, 2003

Council Chambers
Phone 229-6301

400 Stewart Avenue
TDD 386-9108

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COMMISSIONERS

RICHARD W. TRUESDELL, CHAIRMAN

STEPHEN QUINN, VICE-CHAIRMAN

STEVEN EVANS

CRAIG GALATI

BYRON GOYNES

LAURA McSWAIN

TODD NIGRO

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE

COMMISSIONERS BRIEFING: 5:15 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

It is the intent of the Planning Commission to be briefed by staff and that all items on the agenda shall be available for open discussion during the briefing session. Applicants and other interested parties may be asked for information or presentations by the Planning Commission. Applicants may not participate in the discussion unless at the specific request of the Commission. All interested parties are invited to attend.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Satisfaction of Open Meeting Law Requirements

NOTICE: This meeting has been properly noticed and posted at the following locations:

Clark County Government Center, 500 South Grand Central Parkway
Senior Citizen Center, 450 East Bonanza Road
Clark County Courthouse, 200 East Carson Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza
City Hall Plaza, Special Outside Posting Bulletin Board

MINUTES: Approval of the minutes of the **March 13, 2003** Planning Commission Meeting

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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A. CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-1854 - KRYSTAL COURT - SPECIALIZED DEVELOPMENT, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR AN 18-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.88 acres adjacent to the west side of Torrey Pines Drive, approximately 300 feet south of El Campo Grande Avenue (APN: 125-26-403-013), R-E (Residence Estates) Zone, Ward 6 (Mack).
2. **TMP-1901 - TREWILL COURT - HARBER INVESTMENTS COMPANY, LIMITED LIABILITY COMPANY, ET AL** - Request for a Tentative Map FOR A 7-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.72 acres adjacent to the southeast corner of Bronco Way and Tropical Parkway (APN: 125-26-704-001 and 003), R-E (Residence Estates) and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack).
3. **TMP-1904 - TOWN CENTER LOUNGE COMMERCIAL SUBDIVISION - RANCH HOUSE ROAD, LIMITED LIABILITY COMPANY** - Request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 1.44 acres located at 6000 Sky Pointe Drive (APN: 125-27-201-021), C-2 (General Commercial) Zone, Ward 6 (Mack).
4. **TMP-1917 - HIGH NOON AT ELKHORN RANCH - DAVID B. OBER FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC.** - Request for a Tentative Map FOR A 243-UNIT MULTI-FAMILY CONDOMINIUM RESIDENTIAL DEVELOPMENT on 20.41 acres adjacent to the southwest corner of Elkhorn Road and Campbell Road (APN: 125-20-101-002, 003, 010 and 011), T-C (Town Center) Zone, Ward 6 (Mack).

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5. **TMP-1918 - GRANADA AT SUMMERLIN - THE HOWARD HUGHES CORPORATION ON BEHALF OF WILLIAM LYON HOMES** - Request for a Tentative Map FOR A PROPOSED 144-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 27.42 acres adjacent to the north side of Charleston Boulevard, approximately 1,100 feet west of Desert Foothills Drive (APN: 137-22-000-006, 164-03-000-001), P-C (Planned Community) Zone, Ward 2 (M. McDonald).

6. **TMP-1929 - TRILOGY @ TOWN CENTER - N V CENTRAL, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF KB HOME NEVADA, INC.** - Request for a Tentative Map FOR A 129-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.3 acres adjacent to the southeast corner of Severance Lane and Fort Apache Road (APN: 125-17-401-001), T-C (Town Center) Zone, Ward 6 (Mack).

- B. **PUBLIC HEARING ITEMS:**
 7. **ABEYANCE - VAR-1749 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Variance TO ALLOW A 75-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 50 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).

 8. **ABEYANCE - SUP-1748 - DONALD BRADY ON BEHALF OF LAMAR OUTDOOR ADVERTISING** - Request for a Special Use Permit FOR A PROPOSED 75-FOOT TALL, 14-FOOT BY 48-FOOT, OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2600 Westwood Drive (APN: 162-09-110-005), M (Industrial) Zone, Ward 1 (M. McDonald).

 9. **ABEYANCE - VAR-1885 - THE ASTORIA CORPORATION** - Request for a Variance TO ALLOW 5.68 ACRES OF OPEN SPACE WHERE TOWN CENTER DEVELOPMENT STANDARDS REQUIRE 8.13 ACRES for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).

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10. **ABEYANCE - SUP-1887 - THE ASTORIA CORPORATION** - Request for a Special Use Permit FOR PRIVATE STREETS and a Waiver of the Town Center Development Standards Requirement to gate private streets for a proposed 493-lot single family development on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
11. **ABEYANCE - SDR-1769 - THE ASTORIA CORPORATION** - Request for a Site Development Plan Review; a Waiver of the Town Center Development Standards to amend the street section of Farm Road between Fort Apache Road and the Frontage Road; and a Waiver of the Subdivision Ordinance (Title 18.12.100) requirements to allow 31-foot wide private streets where 37-foot or 39-foot wide streets are the minimums required FOR A PROPOSED 493-LOT SINGLE FAMILY DEVELOPMENT on 47 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone, Ward 6 (Mack).
12. **GPA-1906 - RONALD N. MEYER** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: L (Low Density Residential) TO: O (Office) on 0.16 acres at 10 Sacramento Drive (APN: 140-31-817-033), Ward 3 (Reese).
13. **ZON-1907 - RONALD N. MEYER** - Request for a Rezoning FROM: R-1 (Single Family Residential) TO: P-R (Professional Office and Parking) on 0.16 acres at 10 Sacramento Drive (APN: 140-31-817-033), PROPOSED USE: OFFICE, Ward 3 (Reese).
14. **GPA-1922 - VICTORY OUTREACH, INC.** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: M (Medium Density Residential) TO: PF (Public Facility) on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), Ward 3 (Reese).
15. **ZON-1919 - VICTORY OUTREACH, INC.** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), PROPOSED USE: 20,376 SQUARE FOOT CHURCH, DAYCARE FACILITY, RECTORY, AND PLAYGROUND, Ward 3 (Reese).

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16. **SDR-1921 - VICTORY OUTREACH, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 20,376 SQUARE FOOT CHURCH, DAYCARE FACILITY, RECTORY, AND PLAYGROUND on 2.68 acres at 500 North 28th Street (APN: 139-36-110-034 & 035), R-E (Residence Estates) Zone, [PROPOSED: C-V (Civic)], Ward 3 (Reese).
17. **MOD-1910 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Major Modification to the Lone Mountain Master Plan TO ADD 10.58 ACRES TO THE OVERALL PLAN AREA AND CHANGE THE LAND USE DESIGNATION FROM: MEDIUM-LOW TO: MEDIUM-LOW ATTACHED adjacent to the southeast corner of Alexander Road and Shadow Peak Street [APN: 137-12-501-003 (portion of), 004 and 005], U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
18. **ZON-1911 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street [APN: 137-12-501-003 (portion of), 004 and 005], PROPOSED USE: MEDIUM-LOW ATTACHED RESIDENTIAL DEVELOPMENT, Ward 4 (Brown).
19. **SDR-1912 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES** - Request for a Site Development Plan Review FOR A PROPOSED 84-UNIT MEDIUM-LOW ATTACHED RESIDENTIAL DEVELOPMENT on 10.58 acres adjacent to the southeast corner of Alexander Road and Shadow Peak Street [APN: 137-12-501-003 (portion of), 004 and 005], U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) and U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)], Ward 4 (Brown).
20. **ZON-1787 - ALBERT & KAMRAN INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF SCOTT R GEARING** - Request for a Rezoning FROM: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] TO: C-1 (Limited Commercial) Zone on 0.43 acres adjacent to the southwest corner of Decatur Boulevard and Eugene Street (APN: 138-24-611-011 and 012), PROPOSED USE: RETAIL DEVELOPMENT, Ward 5 (Weekly).

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21. **VAR-1859 - ALBERT & KAMRAN INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF SCOTT R GEARING** - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 29 PARKING SPACES ARE REQUIRED AND TO ALLOW A PROPOSED RETAIL BUILDING 20 FEET FROM THE REAR PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 62 FEET 6 INCHES on 0.43 acres adjacent to the southwest corner of Decatur Boulevard and Eugene Street (APN: 138-24-611-011 and 012), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (LIMITED COMMERCIAL) Zone], Ward 5 (Weekly).
22. **SDR-1789 - ALBERT & KAMRAN INVESTMENTS, LIMITED LIABILITY COMPANY ON BEHALF OF SCOTT R GEARING** - Request for a Site Development Plan Review FOR A PROPOSED 5,250 SQUARE FOOT RETAIL BUILDING (KAMRAN RETAIL CENTER); A WAIVER OF THE REQUIREMENT TO HAVE ALL THE PARKING IN THE REAR OR SIDES OF THE PARCEL, A WAIVER TO ALLOW A ZERO (0) FOOT SIDE SETBACK WHERE 10 FEET IS REQUIRED, A WAIVER TO ALLOW A 10 FOOT CORNER SIDE SETBACK WHERE 15 FEET IS REQUIRED, AND A WAIVER OF PERIMETER LANDSCAPING REQUIREMENTS on 0.43 acres adjacent to the southwest corner of Decatur Boulevard and Eugene Street (APN: 138-24-611-011 and 012), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation], [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
23. **ZON-1897 - BARRY AND MARY SHILLER LIVING TRUST** - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-D (Single Family Residential-Restricted) on 2.48 acres adjacent to the northeast corner of Del Rey Avenue and Vista Drive (APN: 162-06-510-034 and 035), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 1 (M. McDonald).
24. **VAR-1898 - BARRY AND MARY SHILLER LIVING TRUST** - Request for a Variance TO ALLOW MINIMUM LOT SIZES OF 10,120 SQUARE FEET TO 10,813 SQUARE FEET WHERE 11,000 SQUARE FEET IS THE MINIMUM REQUIRED AND TO ALLOW MINIMUM LOT WIDTHS OF 78 FEET WHERE 90 FEET IS THE MINIMUM REQUIRED for a proposed 7-lot single family residential development on 2.48 acres adjacent to the northeast corner of Del Rey Avenue and Vista Drive (APN: 162-06-510-034 and 035), R-E (Residence Estates) Zone [PROPOSED: R-D (Single Family Residential-Restricted) Zone], Ward 1 (M. McDonald).
25. **ZON-1913 - ASIAN DEVELOPMENT, LIMITED LIABILITY COMPANY ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC.** - Request for a Rezoning FROM: U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation] TO: T-C (Town Center) on 1.25 acres adjacent to southeast corner of Haley Avenue and Kevin Street (APN: 125-20-201-015), PROPOSED USE: OFFICE, Ward 6 (Mack).

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26. **VAR-1916 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC.** - Request for a Variance TO ALLOW NO STEPBACKS WHERE STEPBACKS ARE REQUIRED AFTER THE FOURTH STORY IN THE TOWN CENTER DEVELOPMENT STANDARDS AND A WAIVER OF THE RESIDENTIAL ADJACENCY STANDARDS OF TITLE 19 on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).
27. **SUP-1915 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC.** - Request for a Special Use Permit FOR A FIFTEEN STORY OFFICE BUILDING WHERE TOWN CENTER DEVELOPMENT STANDARDS ALLOW A MAXIMUM OF TWELVE STORIES IN THE UC-TC (Urban Center Mixed-Use - Town Center) DISTRICT on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).
28. **SDR-1914 - MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY, ET AL, ON BEHALF OF LAND DEVELOPMENT & INVESTMENT DIVISION INC.** - Request for a Site Development Plan Review FOR A FIFTEEN STORY OFFICE/RETAIL BUILDING WITH PARKING GARAGE on 3.80 acres adjacent to the northeast corner of Deer Springs Way and Kevin Street (APN: 125-20-201-015, 017 and 018), T-C (Town Center) Zone and U (Undeveloped) Zone [UC-TC (Urban Center Mixed-Use - Town Center) General Plan Designation], [PROPOSED: T-C (Town Center) Zone], Ward 6 (Mack).
29. **ZON-1923 - BEAZER HOMES HOLDINGS CORPORATION** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: R-PD4 (Residential Planned Development - 4 Units per Acre) on 7.6 acres adjacent to the southeast corner of Hualapai Way and Grand Teton Drive (APN: 125-18-101-001 and 003), PROPOSED USE: SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).
30. **SDR-1924 - BEAZER HOMES HOLDINGS CORPORATION** - Request for a Site Development Plan Review FOR A 52-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 12.5 acres adjacent to the southeast corner of Hualapai Way and Grand Teton Drive (APN: 125-18-101-001 and 003, portions of 004, 006, 007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: R-PD4 (Residential Planned Development - 4 Units per Acre)], Ward 6 (Mack).

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31. **ZON-1930 - RICHENS TRUST, HUGH & CARMA RICHENS, TRUSTEES ET AL ON BEHALF OF SOUTHWEST HOMES** - Request for a Rezoning FROM: R-E (Residence Estates) Zone TO: R-PD2 (Residential Planned Development – 2 Units per Acre) on 4.28 acres adjacent to the southeast corner of Farm Road and Maverick Street (APN: 125-14-702-001 and 008), PROPOSED USE: SINGLE FAMILY DEVELOPMENT, Ward 6 (Mack).
32. **SDR-2085 - RICHENS TRUST, HUGH & CARMA RICHENS TRUSTEES, ET AL ON BEHALF OF SOUTHWEST HOMES** - Request for a Site Development Plan Review FOR A 11-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 4.28 acres adjacent to the southeast corner of Farm Road and Maverick Street (APN: 125-14-702-001 and 008), R-E (Residence Estates) Zone, [PROPOSED: R-PD2 (Residential Planned Development – 2 Units per Acre)], Ward 6 (Mack).
33. **ZON-1936 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Rezoning FROM: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), Proposed Use: Single Family Residential Development, Ward 4 (Brown).
34. **SDR-1937 - SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF GREYSTONE NEVADA, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 221-LOT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT on 18.83 acres adjacent to the northwest corner of Peaceful Dawn Avenue and Cliff Shadows Parkway (APN: 137-01-101-002, 003, 004, and a portion of 005), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development) Zone], Ward 4 (Brown).
35. **ZON-1905 - STATE OF NEVADA, DIVISION OF LANDS** - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 69.09 acres located at 1309 South Jones Boulevard (APN: 163-02-601-007) and 6171 West Charleston Boulevard (APN: 163-02-502-001), EXISTING USE: MENTAL HEALTH FACILITY, Ward 1 (M. McDonald).

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36. **SUP-1875 - E C T HOLDING, LIMITED LIABILITY COMPANY ON BEHALF OF OLD TOWN, INC.** - Request for a Special Use Permit FOR A TAVERN and a Waiver of the minimum distance requirements from a Tavern and other protected uses on 2.61 acres located at 1208 East Charleston Boulevard (APN: 162-02-110-001, 003, 011, and 013), C-2 (General Commercial) Zone, Ward 3 (Reese).
37. **VAR-1879 - E C T HOLDING, LIMITED LIABILITY COMPANY ON BEHALF OF OLD TOWN, INC.** - Request for a Variance TO ALLOW 172 PARKING SPACES WHERE 187 PARKING SPACES ARE REQUIRED on 2.61 acres located at 1208 East Charleston Boulevard (APN: 162-02-110-001, 003, 011, and 013), C-2 (General Commercial) Zone, PROPOSED USE: TAVERN, Ward 3 (Reese).
38. **SDR-1877 - E C T HOLDING, LIMITED LIABILITY COMPANY ON BEHALF OF OLD TOWN, INC.** - Request for a Site Development Plan Review and a Waiver of the perimeter and parking lot landscape requirements FOR AN AUDITORIUM, INCLUDING A RESTAURANT AND TAVERN on 2.61 acres located at 1208 East Charleston Boulevard (APN: 162-02-110-001, 003, 011, and 013), C-2 (General Commercial) Zone, Ward 3 (Reese).
39. **VAR-1927 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Variance TO ALLOW 0.78 ACRES OF OPEN SPACE WHERE 2.06 ACRES ARE REQUIRED IN THE TOWN CENTER DEVELOPMENT STANDARDS on 20.6 acres for a 209-lot single family residential development adjacent to the southeast corner of Severance Lane and Campbell Road (APN: 125-17-401-005), T-C (Town Center) Zone, Ward 6 (Mack).
40. **SUP-1926 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Special Use Permit FOR A GATED COMMUNITY WITH PRIVATE STREETS on 20.6 acres for a 209-lot single family residential development adjacent to the southeast corner of Severance Lane and Campbell Road (APN: 125-17-401-005), T-C (Town Center) Zone, Ward 6 (Mack).
41. **SDR-1925 - SOUTHWEST HOMES, LIMITED LIABILITY COMPANY** - Request for a Site Development Plan Review FOR A 209-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Severance Lane and Campbell Road (APN: 125-17-401-005), T-C (Town Center) Zone, Ward 6 (Mack).

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42. **SUP-1945 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING** - Request for a Special Use Permit FOR A PROPOSED 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (M. McDonald).
43. **VAR-1946 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING** - Request for a Variance TO ALLOW A PROPOSED 45-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2901 Highland Drive (APN: 162-08-611-011), M (Industrial) Zone, Ward 1 (M. McDonald).
44. **SUP-1876 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING** - Request for a Special Use Permit FOR A PROPOSED 45-FOOT TALL, 24-FOOT BY 28-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone, Ward 1 (M. McDonald).
45. **VAR-1947 - HIGHLAND INDUSTRIAL PARK PARTNERSHIP ON BEHALF OF REAGAN OUTDOOR ADVERTISING** - Request for a Variance TO ALLOW A PROPOSED 45-FOOT TALL OFF-PREMISE ADVERTISING (BILLBOARD) SIGN WHERE 40 FEET IS THE MAXIMUM HEIGHT PERMITTED at 2901 Highland Drive (APN: 162-09-210-002), M (Industrial) Zone, Ward 1 (M. McDonald).
46. **VAR-1892 - ETS ENTERTAINMENT** - Request for a Variance TO ALLOW THE EXPANSION OF A NON-CONFORMING USE (SEXUALLY ORIENTED BUSINESS) on property located at 24 Fremont Street (APN:139-34-111-028), C-2 (General Commercial) Zone, Ward 5 (Weekly).
47. **SUP-1873 - WHISTLER COMMERCIAL HOLDINGS INC. ON BEHALF OF JOSE MARTINEZ** - Request for a Special Use Permit FOR A RESTAURANT SERVICE BAR at 4440 East Washington Avenue, #105 and #106 (APN: 140-29-212-003), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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PLANNING COMMISSION MEETING

APRIL 10, 2003

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.ci.las-vegas.nv.us>

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48. **SDR-2047 - STRATOSPHERE GAMING CORPORATION ON BEHALF OF INTERACTIVE RIDES** - Request for a Site Development Plan Review FOR AN EIGHT PASSENGER AMUSEMENT RIDE ("Edge") AT THE TOP OF THE STRATOSPHERE TOWER on a portion of 6.29 acres at 2000 Las Vegas Boulevard South (APN: 162-03-301-016, 162-03-410-001 and 002), C-2 (General Commercial) Zone, Ward 3 (Reese).
49. **MSP-1863 - COX COMMUNICATIONS LAS VEGAS, INC.** - Request for a Master Sign Plan FOR AN APPROVED 43,000 SQUARE-FOOT, 2-STORY OFFICE BUILDING AND A 3,500 SQUARE-FOOT PAYMENT CENTER (Cox Communications) on 11.85 acres adjacent to the northeast corner of Rancho Drive and Bonanza Road (APN: 139-29-704-035), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
50. **VAC-1874 - CLARK COUNTY** - Petition of Vacation submitted by Clark County for a twenty-foot (20') wide public alley generally located north of Bonneville Avenue and south of Clark Avenue, Ward 1 (M. McDonald).
51. **VAC-1933 - RICHENS TRUST, HUGH AND CARMA RICHENS TRUSTEES, ET AL ON BEHALF OF SOUTHWEST HOMES** - Petition to vacate a portion of Maverick Street and Eisner Street, generally located south of Farm Road, Ward 6 (Mack).
52. **VAC-1935 - BEAZER HOMES HOLDINGS CORPORATION** - Petition to vacate public sewer, utility and drainage easements located on the north side of Boca River Drive, generally located west of Grass Palm Street, Ward 5 (Weekly).
- C. **DIRECTOR'S BUSINESS:**
53. **DIR-2056 - CITY OF LAS VEGAS** - Appointment of two (2) Planning Commissioners to the Downtown Entertainment Overlay District Design Review Committee (DEOD-DRC).
- D. **CITIZENS PARTICIPATION:**

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.